

These minutes are not official until approved by the City of Evansville Historic Preservation Commission.

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, October 19, 2022 at 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. Call to Order. Stephans called the meeting to order at 6:00 pm

2. Roll Call:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Pat Carr
Vice-chair Gene Lewis	P	Roger Berg
Vacant	A	Melissa Destree, Destree Architects
Katie Sacker	P	Ahmed Faouzi
Norman Barker	P	Noah Hurley, Forward Investment Group
Cheryl Doerfer	P	Nancy Nelson, Tourism Commission
Steve Christens	A	Colette Spranger, Community Dev. Director

3. Motion to approve the agenda by Lewis, seconded by Sacker. Spranger suggested swapping the order of 6A and 6B. Suggestion was accepted. *Motion carried unanimously.*

4. Motion to waive the reading of the minutes from the September 21, 2022 meeting and approve them as printed by Lewis, seconded by Barker. *Motion carried unanimously.*

5. Civility Reminder. Stephans noted the City's commitment to civil discourse.

6. Citizen appearances and Public Presentations.

A. Proposed Mural on 1 E Main. Nancy Nelson represented the Tourism Commission regarding a proposed mural along the eastern wall of the 1 E Main building, which runs along Madison Street. This next mural is to highlight Evansville's circus history. Since that building already features painted brick, painting the mural on the side is not an issue. Tourism Commission is looking for feedback from Historic Preservation regarding the content and location of the mural. There was no adverse reaction to the mural nor its content. Spranger will need to check the City's sign ordinance to ensure the mural does not meet the City's definition of a sign.

B. 224 W Church – Informational Presentation. Melissa Destree of Destree Architects presented on proposed improvements and alterations to 224 W Church Street, a property recently purchased by Pat Carr. Carr is seeking historic tax credits from both the state and federal programs, thus approval for materials and alterations will also need to be made through the State Historic Preservation Office. A major change to the building will be to demo the 1941 carport addition and rebuild, maintaining the same building footprint and overall building design. HPC members encouraged a formal application to be submitted so official discussion and approvals can be made.

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- C. 20 Mill Street – Ahmed Faouzi.** Mr. Faouzi is the owner of 20 Mill Street, which came to HPC in September requesting replacement of original wood windows. Commission members explained a preference to first try and repair and preserve original windows when such windows are present and if preservation is possible. Roof repair and replacement of trim, soffit, and fascia with same materials is permitted

7. Applications – Action Items:

A. 103/105 South Madison.

Applicant Noah Hurley present. As stated in the letter sent by Spranger on October 14, 2022, windows were removed at Hurley’s rental property at 103/105 South Madison Street, next door to City Hall. Spranger and Building Inspector Larry Schalk noticed that the windows were being removed without HPC approval or a building permit. Schalk attempted to issue a stop work order but the contractors continued on their work. Hurley was not present on site when the windows were removed. Since the incident, the City has been issuing Hurley two fines per day, one for failure to obtain a building permit and another for failure to receive a certificate of appropriateness. Each violation is \$313. Hurley stated he did not know that a building permit was needed to replace windows nor that the building was in the historic district. Several of the commissions contended this statement. Discussion revolved around what an appropriate mitigation would be for doing work without permission and in violation of historic district standards. Applicant is to submit a follow up to this application for foundation repair and stonework done by a professional mason, and plans and repairs/restoration to the decks, porches, and railings on the property to be done within 18 months. Fines are suspended until further actions are taken via application approval or non-approval. ***Motion to table the application by Doerfer, seconded by Barker Motion carried unanimously.***

8. Report of the Community Development Director

A. Staff Issued Certificates of Appropriateness

- i. 132 Garfield – Re-shingle roof with State-approved materials (2022-0265)
- ii. 39 Garfield – Re-shingle asphalt steeple roof with like materials (2022-0272)
- iii. 29 W Liberty – Re-shingle asphalt roof with like materials (2022-0282)

B. Special Assessment Form Updated. Lewis’s report of the Historic Preservation Commission at Common Council resulted in the City’s Special Assessment Form getting updated to include a disclosure of a parcel’s inclusion in the City’s overlay zoning districts, one of which indicates whether or not a property is within the Historic District.

C. Local History/Historic Preservation Conference Highlights. Stephans and Spranger spoke briefly about their experience at the state’s yearly conference.

9. Correspondence, Comments and Concerns

10. Next Meeting Date: November 16, 2022 @ 6:00 p.m.

11. Motion to Adjourn by Sacker, second by Barker. Motion carried unanimously.